



85A SOUTHAMPTON ROAD • LYMINGTON • SO41 9GH

£275,000

A well presented town centre two bedroom ground floor apartment with the benefit of a garden, within an easy level walk of Lymington High Street.



FELLS GULLIVER

PROPERTY EXPERTS

BASEMENT  
7.9 sq.m. (85 sq.ft.) approx.

GROUND FLOOR  
66.2 sq.m. (714 sq.ft.) approx.



TOTAL FLOOR AREA: 74.3 sq.m. (799 sq.ft.) approx.  
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## Property Specification



- Kitchen
- Cellar Storage
- Sitting/dining room
- Study
- Two bedrooms
- Family bathroom
- Rear garden
- Easy level walk to Lymington High Street
- Share of Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

# Description

Located within an easy level walk to the top of Lymington High Street, this two bedroom ground floor apartment has the benefit of a garden and is within close proximity to all local amenities.

Paved path leading up to the front door, leading into the hallway. Door from hallway to the left into an inner hall. Door into bedroom one with double fitted wardrobes and window to the front aspect. Door from inner hallway into the sitting/dining room with under stairs storage cupboard, further storage cupboard, access into the kitchen, double doors lead out to a small courtyard, then double doors open into the study which has four velux roof lights, double doors leading out to the rear garden. Kitchen with range of floor mounted cupboards and drawer units with wooden worktop over and part tiled walls, open shelving, built-in induction hob with electric oven under and extractor over, butler sink with mixer tap, space and plumbing for washing machine, cupboard housing boiler, space for fridge freezer, window to the side aspect, door into inner lobby with doors leading into bedroom two and the bathroom. Bathroom with white suite comprising of a panelled bath with mixer shower over, wash hand basin with mixer taps and WC, heated towel rail, tiled walls. Bedroom two with window to the rear aspect.

The front garden is enclosed by wooden picket fencing and pedestrian gate with paved path leading up to the front door. The rear garden has an area of faux grass suitable for a patio table and chairs, wooden steps and raised beds on either sides leading up to the decked area with plenty of space for entertaining. There are two garden sheds at the bottom of the garden.

The property is close to Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops and a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 [lymington@fells-gulliver.com](mailto:lymington@fells-gulliver.com) [fells-gulliver.com](http://fells-gulliver.com)

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